

EXHIBIT B

MACHINERY AND EQUIPMENT

All machinery, apparatus, equipment fittings, appliances and fixtures of every kind and nature whatsoever including all electrical, anti-pollution, heating lighting, laundry, incinerating, power, air conditioning, plumbing, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, communication, garage and cooking systems, devices, machinery, apparatus, equipment fittings, appliances, engines, pipes, pumps, tanks, motors, conduits, ducts, compressors and switchboards, and all storm doors and windows, dishwashers, attached cabinets and partitions and all articles of personal property of every kind and nature whatsoever to the extent that the foregoing items are now or hereafter affixed to, attached to, placed upon, used or usable in any way in connection with the use, enjoyment, occupancy or operation of the Leased Premises and Improvements but excluding Trade Fixtures, inventory, furniture, vehicles and other personalty belonging to Tenant not shown on the plans and specifications for the Improvements.

EXHIBIT C

(Chicago, Illinois)

<u>Lease year</u>	<u>Basic Annual Rent</u>
1 - 5	\$ 859,658.99
6 - 10	962,818.07
11 - 15	1,078,356.24
16 - Expiration Date	1,207,758.99

Basic Rent for each renewal term shall be at
the annual rate of One Million Two Hundred
Seven Thousand Seven Hundred Fifty-Eight
dollars and ninety-nine cents
(\$1,207,758.99).

1097\circuit\exhibits

CIRCUIT CITY - CHICAGO, IL
REJECTABLE OFFER SCHEDULE
EXHIBIT: D

Column 1: Number of full monthly lease payments
Column 2: Repurchase Price

<u>Column 1</u>	<u>Column 2</u>	<u>Column 1</u>	<u>Column 2</u>
0	9,335,000	40	9,259,490
1	9,333,374	41	9,257,298
2	9,331,736	42	9,255,089
3	9,330,086	43	9,252,864
4	9,328,423	44	9,250,622
5	9,326,748	45	9,248,364
6	9,325,061	46	9,246,088
7	9,323,360	47	9,243,795
8	9,321,647	48	9,241,486
9	9,319,922	49	9,239,159
10	9,318,183	50	9,236,814
11	9,316,431	51	9,234,452
12	9,314,666	52	9,232,072
13	9,312,888	53	9,229,674
14	9,311,096	54	9,227,259
15	9,309,291	55	9,224,825
16	9,307,472	56	9,222,373
17	9,305,640	57	9,219,902
18	9,303,794	58	9,217,413
19	9,301,934	59	9,214,906
20	9,300,061	60	9,212,379
21	9,298,173	61	9,201,237
22	9,296,271	62	9,190,012
23	9,294,355	63	9,178,702
24	9,292,424	64	9,167,307
25	9,290,479	65	9,155,827
26	9,288,519	66	9,144,261
27	9,286,545	67	9,132,608
28	9,284,556	68	9,120,868
29	9,282,552	69	9,109,040
30	9,280,533	70	9,097,123
31	9,278,498	71	9,085,116
32	9,276,449	72	9,073,020
33	9,274,384	73	9,060,833
34	9,272,304	74	9,048,554
35	9,270,208	75	9,036,183
36	9,268,096	76	9,023,720
37	9,265,968	77	9,011,163
38	9,263,825	78	8,998,512
39	9,261,665	79	8,985,766

CIRCUIT CITY - CHICAGO, IL
REJECTABLE OFFER SCHEDULE
EXHIBIT: D

Column 1: Number of full monthly lease payments
Column 2: Repurchase Price

<u>Column 1</u>	<u>Column 2</u>	<u>Column 1</u>	<u>Column 2</u>
80	8,972,924	120	8,372,004
81	8,959,986	121	8,344,931
82	8,946,951	122	8,317,655
83	8,933,819	123	8,290,174
84	8,920,587	124	8,262,487
85	8,907,257	125	8,234,593
86	8,893,827	126	8,206,489
87	8,880,295	127	8,178,175
88	8,866,663	128	8,149,648
89	8,852,928	129	8,120,908
90	8,839,090	130	8,091,952
91	8,825,148	131	8,062,778
92	8,811,102	132	8,033,386
93	8,796,951	133	8,003,773
94	8,782,693	134	7,973,939
95	8,768,328	135	7,943,880
96	8,753,856	136	7,913,596
97	8,739,275	137	7,883,085
98	8,724,585	138	7,852,345
99	8,709,784	139	7,821,375
100	8,694,873	140	7,790,172
101	8,679,849	141	7,758,735
102	8,664,713	142	7,727,063
103	8,649,464	143	7,695,153
104	8,634,100	144	7,663,004
105	8,618,621	145	7,630,613
106	8,603,026	146	7,597,980
107	8,587,314	147	7,565,101
108	8,571,484	148	7,531,977
109	8,555,535	149	7,498,603
110	8,539,467	150	7,464,980
111	8,523,278	151	7,431,104
112	8,506,968	152	7,396,975
113	8,490,535	153	7,362,589
114	8,473,979	154	7,327,945
115	8,457,299	155	7,293,042
116	8,440,494	156	7,257,877
117	8,423,563	157	7,222,448
118	8,406,505	158	7,186,753
119	8,389,319	159	7,150,791

CIRCUIT CITY - CHICAGO, IL
REJECTABLE OFFER SCHEDULE
EXHIBIT: D

Column 1: Number of full monthly lease payments
Column 2: Repurchase Price

<u>Column 1</u>	<u>Column 2</u>	<u>Column 1</u>	<u>Column 2</u>
160	7,114,559	200	5,187,332
161	7,078,055	201	5,125,591
162	7,041,277	202	5,063,386
163	7,004,224	203	5,000,715
164	6,966,892	204	4,937,574
165	6,929,281	205	4,873,959
166	6,891,388	206	4,809,867
167	6,853,210	207	4,745,294
168	6,814,746	208	4,680,237
169	6,775,994	209	4,614,693
170	6,736,951	210	4,548,656
171	6,697,615	211	4,482,125
172	6,657,984	212	4,415,094
173	6,618,056	213	4,347,561
174	6,577,828	214	4,279,521
175	6,537,299	215	4,210,971
176	6,496,465	216	4,141,906
177	6,455,326	217	4,072,324
178	6,413,878	218	4,002,220
179	6,372,119	219	3,931,590
180	6,330,047	220	3,860,430
181	6,276,876	221	3,788,737
182	6,223,306	222	3,716,506
183	6,169,334	223	3,643,733
184	6,114,957	224	3,570,414
185	6,060,173	225	3,496,546
186	6,004,977	226	3,422,123
187	5,949,368	227	3,347,143
188	5,893,342	228	3,271,600
189	5,836,895	229	3,195,490
190	5,780,026	230	3,118,810
191	5,722,729	231	3,041,554
192	5,665,003	232	2,963,719
193	5,606,844	233	2,885,301
194	5,548,249	234	2,806,294
195	5,489,214	235	2,726,695
196	5,429,737	236	2,646,498
197	5,369,813	237	2,565,700
198	5,309,440	238	2,484,296
199	5,248,614	239	2,402,282

CIRCUIT CITY - CHICAGO, IL
REJECTABLE OFFER SCHEDULE
EXHIBIT: D

Column 1: Number of full monthly lease payments
Column 2: Repurchase Price

<u>Column 1</u>	<u>Column 2</u>
240	2,319,653
241	2,236,403
242	2,152,530
243	2,068,027
244	1,982,891
245	1,897,116
246	1,810,698
247	1,723,632
248	1,635,912
249	1,547,535
250	1,458,495
251	1,368,787
252	1,278,406
253	1,187,348
254	1,095,606
255	1,003,177
256	910,054
257	816,233
258	721,708
259	626,474
260	530,526
261	433,859
262	336,466
263	238,343
264	139,484
265	39,883

EXHIBIT E

LEGAL DESCRIPTION OF EXPANSION PROPERTY

Parcel 3

Parcel 3: Lot 3 in Turnberry Lakes Hanover Park No. 2, Phase 3, being a subdivision in the Northwest 1/4 of Section 5, Township 40 North, Range 10, East of the third principal meridian, according the plat of subdivision recorded October 6, 1993 as document R93-227780, in DuPage County, Illinois.

EXHIBIT F
(DuPage County)

- (I) If the closing of the sale and acquisition of the Phase I Option Property is consummated within the 1st Option Year (as defined in Section C.2 hereof), and provided that Purchaser is acquiring such property for lease to Circuit City as expansion space in connection with Circuit City's use of the Phase I Property, the Phase I Option Purchase Price shall be Three and 00/xx Dollars (\$3.00) per square foot multiplied by the actual gross area of the Phase I Option Property as determined by the Phase I Option Survey, net of wetlands, right of way for public roads, flood plains and storm water retention easement areas (the "Net Phase I Option Area"). Notwithstanding the aforesaid, in the event that construction of the Circuit City Building shall not have commenced as of the closing of the purchase of the Phase I Option Property, the Phase I Option Purchase Price shall be increased by thirty cents (\$.30) per square foot to Three and 30/xx Dollars (\$3.30) per square foot.
- (II) If the closing of the sale and acquisition of the Phase I Option Property is consummated within the 2nd Option Year (as defined in Section C.2 hereof) and provided that Purchaser is acquiring such property for lease to Circuit City as expansion space in connection with Circuit City's use of the Phase I Property, the Phase I Option Purchase Price shall be Three and 30/xx Dollars (\$3.30) per square foot multiplied by the Net Phase I Option Property Area.
- (III) If the closing of the sale and acquisition of the Phase I Option Property is consummated within the 2nd Option Year and Purchaser is acquiring such property for its own use and not for lease to Circuit City, the Phase I Option Purchase Price shall be Three and 50/xx Dollars (\$3.50) per square foot multiplied by the Net Phase I Option Property Area.

